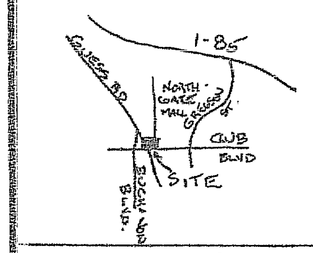
127

PLAT NORTH 1988
P.B. 118, pg 174
(SEE NOTE 1 FOR ROTATION TO GRID NORTH)

BOOK 127 PAGE 200

92 JUL 8 AM 10 25

RUTH C. GARRETT
REGISTER OF DEEDS
DURHAM COUNTY, N.C.



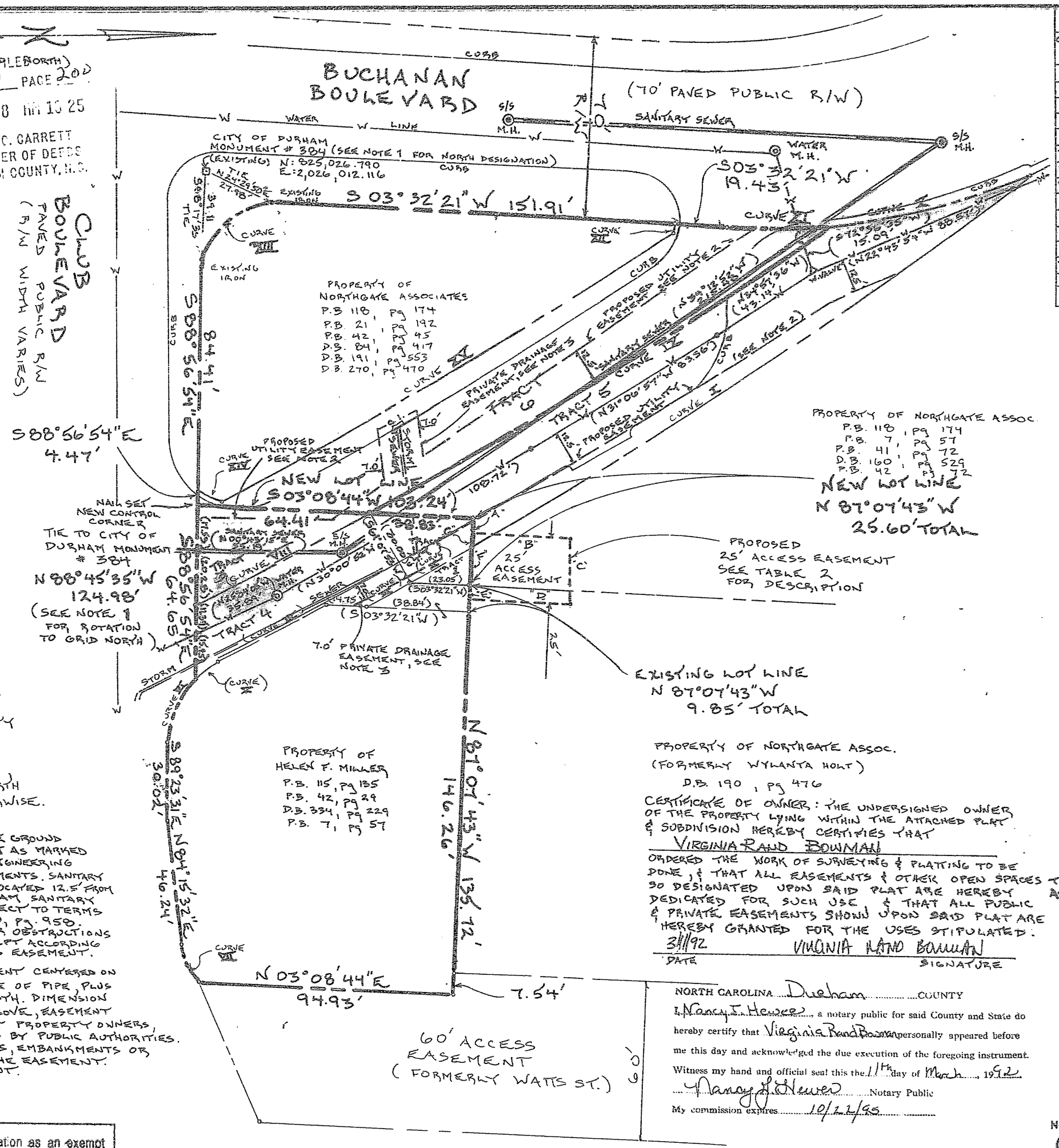


TABLE 1 : CURVE DATA

CURVE	CENTRAL ANGLE	RADIUS	TANGENT DISTANCE	ARC DISTANCE	CHORD DISTANCE	CHORD BEARING
I	7° 12' 22"	1997.46'	125.78'	251.22'	251.06'	S33° 15' 09" E
II	0° 46' 50"	1997.46'	13.61'	27.21'	27.21'	S29° 15' 35" E
III	0° 31' 51"	1997.46'	9.25'	18.51'	18.51'	S28° 36' 11" E
IV	1° 19' 13"	1989.71'	22.93	45.85'	45.85'	S27° 19' 00" E
V	17° 10' 19"	33.93'	5.12'	10.17'	10.13'	S35° 14' 33" E
VI	45° 33' 41"	33.93'	14.26'	26.98'	26.29'	S 66° 37' 46" E
VII	38° 08' 17"	23.91'	8.27'	15.92'	15.62'	S64° 47' 22" W
VIII	2° 08' 25"	1967.46'	36.75	73.49'	73.49'	N 27° 48' 01" W
IX	5° 53' 41"	1967.46'	101.30'	202.42'	202.32'	N31° 49' 12" W
X	17° 19' 53"	260.00'	39.63'	78.65'	78.35'	N 13° 18' 08" W
XI	8° 10' 32"	260.00'	18.58'	37.10'	37.07'	N 00° 32' 55" W
XII	10° 00' 44"	19.00'	1.66'	3.32'	3.32	N 78° 39' 48" W
XIII	92° 29' 10"	25.00'	26.11'	40.36'	36.11'	S 42° 42' 16" E
XIV	21° 57' 24"	24.00'	4.66'	9.20'	9.14'	N 25° 48' 46" E
XV	5° 51' 36"	1937.46'	99.16'	198.16'	198.07'	N 30° 24' 18" W

NOTE: CURVE INFORMATION FOR CURVES IV, V, VI & VII TAKEN FROM P.B 115, pg 135, ENTITLED "N/W CORNER CLUB BLVD. & WATTS ST." BY ENGINEERING DEPT, CITY OF DURHAM. CHORD BEARINGS ROTATED TO PLAT NORTH, RECORDED P.B. 118, pg 174, AND ARE NOT TANGENT.

TABLE 2

BEARINGS & DISTANCES DESCRIBING 25' ACCESS EASEMENT

LINE "A"	S87°07'43"E	6.00'
LINE "B"	N03°08'44"E	37.14'
LINE "C"	S 89°46'50"E	25.03'
LINE "D"	S 03°08'44"W	38.30'
LINE "E"	N 87°07'43"W	5.40'
LINE "F"	N 87°07'43"W	14.75'
LINE "G"	N 87°07'43"W	4.85

TABLE 3

TRACT AREAS (BY COORDINATES)

TRACT 1	169 S.F.
TRACT 2	620 S.F.
TRACT 3	1,234 S.F.
TRACT 4	1,971 S.F.
MILLER LOT	14,760 S.F.
TRACT 5	6,454 S.F.
TRACT 6	6,103 S.F.
NORTHGATE LOT	11,029 S.F.

NOTES:

1) PLAT NORTH DESIGNATION IS FOR THE PURPOSE OF CONTINUITY WITH THE NORTH DESIGNATION OF ADJOINING NORTHGATE PROPERTY DESCRIPTIONS. THE ANGLE & ROTATION TO N.C. GRID NORTH IS 0° 24' 02" COUNTERCLOCKWISE.

2) UTILITIES SHOWN FROM ACTUAL FIELD LOCATION OF ABOVE GROUND FEATURES & UNDERGROUND LOCATION AS MARKED ON SURFACE BY CITY OF DURHAM ENGINEERING DEPT. SHADED AREAS ARE EASEMENTS. SANITARY SEWER & WATER LINE EASEMENTS LOCATED 12.5' FROM LINES AS LOCATED. CITY OF DURHAM SANITARY SEWER & WATER EASEMENTS SUBJECT TO TERMS STATED IN REAL ESTATE BOOK 1510, pg. 958. NO FILL, EMBANKMENTS, TREES OR OBSTRUCTIONS PERMITTED WITHIN EASEMENTS, EXCEPT ACCORDING TO THOSE TERMS. SHADED AREA IS EASEMENT.

3) PRIVATE DRAINAGE EASEMENT CENTERED ON STORM SEWER, 7.0' EITHER SIDE OF PIPE, PLUS PIPE DIAMETER IS TOTAL WIDTH. DIMENSION OF EASEMENT AS NOTED ABOVE, EASEMENT IS FOR BENEFIT OF ADJACENT PROPERTY OWNERS, AND IS NOT TO BE MAINTAINED BY PUBLIC AUTHORITIES. NO BUILDING, STRUCTURES, FILLS, EMBANKMENTS OR OBSTRUCTIONS PERMITTED IN THE EASEMENT. SHADED AREA IS EASEMENT.

This plat has been certified for recordation as an exempt subdivision pursuant to § 153A-335 and § 160A-376 of the North Carolina General Statutes.

Steven L. Medlin 7-8-92
Durham City-County Planning Department (date)

LEGEND:
- EXISTING IRON
- NAIL SET IN PAVEMENT
- COMPUTED PROPERTY CORNER
- COMPUTED ACCESS EASEMENT CORNER
- OLD LOT LINE
- EXISTING LOT LINE
- NEW LOT LINE
- EASEMENT LINE

CERTIFICATE OF OWNER: THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT & SUBDIVISION HEREBY CERTIFIES THAT BAXTER H. MILLER, JR. ORDERED THE WORK OF SURVEYING & PLATTING TO BE DONE, & THAT ALL EASEMENTS & OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE, & THAT ALL PUBLIC & PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

3/11/92 [signature]
DATE SIGNATURE

NORTH CAROLINA Durham COUNTY
I, Nancy J. Hewes, a notary public for said County and State do hereby certify that Baxter H. Miller, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this the 11th day of March, 1992.
Nancy J. Hewes Notary Public
My commission expires 10/22/95

PROPERTY OF NORTHGATE ASSOC.
(FORMERLY WYLANTA HOLT)
D.B. 190, pg 476

CERTIFICATE OF OWNER: THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT & SUBDIVISION HEREBY CERTIFIES THAT VIRGINIA RAND BOWMAN ORDERED THE WORK OF SURVEYING & PLATTING TO BE DONE, & THAT ALL EASEMENTS & OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE, & THAT ALL PUBLIC & PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

3/11/92 VIRGINIA RAND BOWMAN
DATE SIGNATURE

NORTH CAROLINA Durham COUNTY
I, Nancy J. Hewes, a notary public for said County and State do hereby certify that Virginia Rand Bowman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this the 11th day of March, 1992.
Nancy J. Hewes Notary Public
My commission expires 10/22/95

NORTH CAROLINA DURHAM COUNTY
I, MARY E. AYERS, certify that under my direction and supervision this Map was drawn from AN ACTUAL FIELD SURVEY OF A RECOMBINATION OF EXISTING TRACTS RECORDED PB 127, pg 49, WITH LOCATIONS LOCATED AS NOTED, that the Error of Closure as calculated by latitudes and departures is 1:15,000 that the boundaries not surveyed are shown as broken lines plotted from information in book 118 page 174, that this Map was prepared in accordance with GS 47-30 as amended.
Witness my hand and Seal this 12TH day of MAY A.D. 1992.
Mary E. Ayers
Registered Land Surveyor No 3260
NORTH CAROLINA REGISTERED L-3260 LAND SURVEYOR MARY E. AYERS

State of North Carolina-Durham County
The foregoing certificate(s) of Nancy J. Hewes
Lucille D. Ayers
Notary (Notaries) Public for the Designated Governments
is is (are) certified to be correct
This the 8 day of July A.D. 1992
Ruth C. Garrett
Register of Deeds By Assistant, Deputy Register of Deeds

North Carolina
ORANGE County
I, a Notary Public of the County and State aforesaid, certify that MARY E. AYERS a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 12TH day of MAY, 1992
(Official seal or stamp)
Lucille D. Ayers
Notary Public
My commission expires 10/19/93
LUCILLE D. AYERS NOTARY PUBLIC ORANGE COUNTY, N.C.

FINAL PLAT
A RECOMBINATION OF THE PROPERTY OF HELEN F. MILLER AND NORTHGATE ASSOCIATES, FORMERLY THE RIGHT-OF-WAY OF GUESS ROAD EXTENSION (NOW ABANDONED)
CITY OF DURHAM, DURHAM COUNTY, N.C.
SCALE: 1" = 30' 0 30 60 90 DECEMBER 20, 1991

SURVEYED BY:
AYERS SURVEYING
8111 NC OLD 86, CHAPEL HILL N.C.
(919) 942-7906 27516

0 1 2 3 4 5 6
BUSINESS RECORDS CORPORATION